

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
ALLISON GRASS, JOHN LESTER
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, (NO CLERK – RECORDER)

AGENDA

BOARD OF ZONING APPEALS-ZONING

OCTOBER 17, 2017 5:15-18 P.M. 2 GEORGE STREET
7:00 P.M.

A. MINUTES

1. Minutes: 05/02/17; 05/16/17. APP. NO. 1710-17-A1
- | | | | |
|-------------|---|-----------|---|
| APPROVED | 0 | WITHDRAWN | 0 |
| DISAPPROVAL | 0 | DEFERRED | 0 |

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 5 AGAINST 0

B. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. 891 RUTLEDGE AVE. (WAGENER TERRACE) APP. NO. 1710-17-B1
(463-08-03-014)
- Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) that extends a non-conforming 3.3-ft. north side setback (9-ft. required).
- Request variance from Sec. 54-301 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) with a ~~3.35.25~~-ft. rear setback (25-ft. required).
- Zoned SR-2.
- Owner-Ann Stafford/Applicant-E.E. Fava Architects
- | | | | |
|-------------|----|-----------|---|
| APPROVED | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | 0 |

MOTION: Approval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 5 AGAINST 0

2. 281 COMING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-01-047) APP. NO. 1710-17-B2
- Request special exception under Sec. 54-110 to allow a horizontal expansion and a vertical extension (2nd story bedroom/bath) to a non-conforming building footprint that does not meet the required north side setback (3-ft. required).
- ~~Request variance from Sec. 54-317 to allow an additional dwelling unit (duplex) without required parking spaces (4 spaces required).~~
- Zoned DR-2F.
- Owner-281 Coming Street, LLC/Applicant-Rockwell Construction, LLC
- | | | | |
|-------------|----|-----------|---|
| APPROVED | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | 0 |

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 5 AGAINST 0

C. New Applications:

1. 27 CAROLINA ST. (WESTSIDE) APP. NO. 1710-17-C1
(460-04-03-103)

Request reconsideration of the Zoning Administrator’s decision to allow an addition that does not meet the 15-ft. total side setback.
Zoned DR-1F.
Owner-27 Carolina, LLC/Applicant-John Sullivan

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferred by Chair for City’s legal assistance.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

2. 540 KING ST. (460-08-04-062) APP. NO. 1710-17-C2

Request variance from Sec. 54-317 to allow construction of a mixed use building (retail/office/residential) without required off-street parking spaces (12 parking spaces required).
Zoned GB.
Owner-Vanderking, LLC/Applicant-The Middleton Group

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 5 AGAINST 0

3. 1874 BEECHWOOD RD. (354-04-00-163) APP. NO. 1710-17-C3

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 8,511sf; 9,000sf required).
Zoned SR-1.
Owner-Brian C. Bayliff/Applicant-Melanie Anne Emery, Esquire

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

4. 49 TRADD ST. (HARLESTON VILLAGE) APP. NO. 1710-17-C4
(458-13-01-008)

Request special exception under Sec. 54-110 to allow a stair addition that extends a non-conforming 2.47 east side setback (3-ft. required).
Request variance from Sec. 54-301 to allow a stair addition with a 63.5% lot occupancy (35% limit; 61% existing).
Zoned SR-5.
Owner-Traddy Shack Two, LLC/Applicant-Tyler A. Smyth, Architect

BOARD OF ZONING APPEALS—ZONING/OCTOBER 17, 2017
PAGE 3

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.